

**REVISED FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, December 5, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**

Regular Agenda Items

1. **[T.E.R.I., Inc. Educational and Research Center; Major Use Permit P02-019, North County Metropolitan Subregional Plan Area](#) (Ramaiya) Continued from the meeting of November 21, 2008**

The proposed project is a private educational, training and research facility for individuals with developmental and learning challenges. The project is classified as a "Major Impact Services and Utilities" Use Type, which is permitted with the approval of a Major Use Permit within the A70 (Limited Agricultural) zone. Implementation of the proposed project would include the construction of 11 new buildings that would house classrooms, administration, vocational training, maintenance/storage, recreation, childcare, and horse keeping. The total new building area would be 90,675 square feet and the existing historic Merriam House would be incorporated into the project, resulting in a total project build-out

of 92,700 square feet. A total of 305 children and adult students, and 204 staff persons, would use the facilities Monday through Friday. Saturday activities would include recreational programs. The project includes 287 parking spaces. The General Plan Designation is (19) Intensive Agriculture and the zoning is A70 Limited Agricultural Use Regulations. The proposed project is located at 555 Deer Springs Road in the North County Metropolitan Subregional Plan Area.

2. **Proposed Zoning Ordinance Amendment, POD 08-005, Second Dwelling Units, Accessory Apartments, Countywide (Steven) Continued from the meeting of November 7, 2008**

Proposed amendment to the San Diego County Zoning Ordinance to simplify the various accessory dwelling types. Zoning Ordinance Section 6156 identifies four types of accessory dwellings: Second Dwelling Units, Accessory Apartments, Accessory Living Quarters and Guest Living Quarters. DPLU is proposing to reduce the number of accessory units into two types: Second Dwelling Units and Guest Living Quarters, and proposing changes to the limitations on said units.

3. **Shady Grove; Major Use Permit Modification P00-006W²; Fallbrook Community Plan Area (Gonzales) Continued from the meeting of November 7, 2008**

The proposed project is a Major Use Permit Modification to revise the architectural design and floor plans. Three new home types (1690, 1997 and 2275 square feet) would be added to the previously approved six home types and would apply to Lots 47-107 of the approved Tentative Map, TM5195RPL3. The project site, is located at the southeast-intersection of Gum Tree Lane and Stagecoach Lane in the Fallbrook Community Planning Area and is subject to the Country Town (CT) General Plan Regional Category and the (3) Residential Land Use Designation. The subject property is zoned RR2, Rural Residential.

4. **Casa de Amparo; Major Use Permit P03-004; North County Metropolitan Subregional Plan Area (Gonzales) Continued from the meeting of November 7, 2008**

The proposed project is a Major Use Permit to authorize the construction and operation of (1) a temporary shelter for children when it is unsafe for them to remain in the home; and (2) a child development center (daycare facility) for children whose safety at home is not a concern. The project site is 11.43 acres in size and is located on the south side of Buena Creek Road, approximately 1000 feet west of Twin Oaks Valley Road in the North County Metropolitan Subregional Plan Area. The site is subject to the County of San Diego General Plan Regional Category Estate Development Area (EDA), Estate Residential (17) Land Use Designation, and is zoned Limited Agriculture (A70).

5. [San Diego Farming Program Plan; Unincorporated San Diego County \(Carmichael\)](#)

The proposed project is the San Diego Farming Program Plan which will apply to Unincorporated San Diego County. The Farming Program Plan represents the County's next step to implementation of Board Policy I-133 to protect and enhance farming as a vital industry. A major goal of the Farming Program Plan is to make recommendations that further guide the implementation of an institutional government framework that is responsive to local farmers and places an organization emphasis on the business of agriculture. Implementation of the Farming Program Plan will help contribute to an economically viable farming industry, help direct growth away from agricultural and natural areas, and provide regional conservation and support of habitat for plant and animal species.

6. [Foster Family Private Cemetery; Major Use Permit P08-044; Lakeside Community Plan Area \(Brown\)](#)

The project is a Major Use Permit for a Private Family Cemetery that consists of a 160 square foot burial plot located on a lot with a private residence. The burial plot is located in a previously disturbed area and no grading or clearing is proposed. The project site is located at 11853 Oak Creek Drive in the Lakeside Community Planning Area, within unincorporated San Diego County. The site contains an existing residence and two accessory structures that would be retained. Access is provided by a driveway that connects to Riverside Drive.

7. [Casa de Verde; Zone Reclassification and Site Plan R06-012/S06-036; Bostonia Community Plan Area \(Brown\)](#)

The project is a request for a Zone Reclassification and a Site Plan to authorize the development of a thirteen unit, two-story, multi-family, 10,098 square-foot apartment complex with a managers office, storage area, trash enclosure, private yards and balconies, community courtyard and 23 onsite parking spaces. The Zone Reclassification would change the use classification from C36 (General Commercial) to C34 (General Commercial/Residential) that would allow for family residential development as a primary use, density would increase from 4 du/acre with no minimum lot size to a density of 32 du/acre with a minimum lot size of 0.5 acres, the setback designation would change from O to Q which would reduce the rear yard setback from 25 to 15 feet, and the building type would change from T to L which would allow the construction of all building types. In addition, the "D" Special Area Designator would be applied to the subject property would require a Site Plan for design review. The project site is located at 1121 North Greenfield Drive, El Cajon, CA in the Bostonia Community Planning Area.

8. [94 Engineer Springs Wireless Telecommunication Facility; Major Use Permit P06-087; Jamul-Dulzura Subregional Plan Area \(Johnston\)](#)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility will include 9 panel antennas and a microwave dish, attached to an existing 26-foot tall fiberglass water tank. Supporting equipment includes a 10-foot tall Concrete Masonry Unit (CMU) equipment shelter, 2 air conditioning units, and an emergency backup generator, all surrounded by a 6-foot tall block wall with two solid metal access gates. The project is subject to the General Plan Regional Category of Rural Development Area (RDA), Land Use Designation (18) Multiple Rural Use, and is zoned A72 – General Agriculture. The project is located at Mother Grundy Road and SR-94 (APN# 649-141-02) within the Jamul-Dulzura Subregional Planning Area that is located in unincorporated San Diego County.

9. [Hagen Wireless Telecommunications Facility; Major Use Permit P05-027; North County Metropolitan Subregional Plan Area \(Chan\)](#)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 50-foot tall mono-broadleaf tree to which nine (9) panel antennas will be mounted with three antennas in each of the three sectors. Associated equipment will consist of one (1) equipment cabinet, one (1) battery cabinet, one (1) telco and PPC cabinet and an emergency generator plug. The associated equipment will be enclosed by an eight-foot high Concrete Masonry Unit (CMU) wall. The project will occupy 375 square-feet of the 4.45 acre parcel. The project is subject to the Regional Category Current Urban Development Area (CUDA) and General Plan Land Use Designation (6) Residential. It is zoned RS4 (Residential) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project is located at 1366 Rock Springs Road, Escondido, CA 92028.

10. [Helen Woodward Animal Center; Major Use Permit P04-059; San Dieguito Community Plan Area \(Griffith\)](#)

The purpose of this project is to consolidate two previously approved Major Use Permits (P74-170W¹ and P83-013) into a facility governed by a single Major Use Permit for the Helen Woodward Animal Center. The MUP includes the existing facility and operations as well as the expansion from approximately 120,710 square feet to approximately 141,670 square feet. The expansion of the square footage of the structures will allow several of the existing outdoor uses such as the pet adoption center and dog kennels/pet boarding to be moved into the new buildings. The project will result in the demolition of several structures; construction of three new structures; and renovation of the existing Building 2

with associated barn and horse stalls. The project includes 256 parking spaces and associated landscaping. The easterly driveway on El Apajo Road will be removed; the project will only take access from one driveway connecting San Dieguito Road and one driveway connecting to El Apajo Road. The Project is Located at 6461 El Apajo Road in the San Dieguito Community Plan Area within unincorporated San Diego County

11. Ridge Canyon Wireless; Major Use Permit P03-102; Valley Center Community Plan Area (Lubich)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility will include a 50-foot high faux broadleaf tree to which twelve (12) panel antennas will be mounted and associated equipment. The project is subject to the Country Towns (CT) General Plan Regional Category, the (18) Multiple Rural Use Land Use Designation, and is zoned A70 (Limited Agriculture). The project site is located at 26945 Valley Center Road, Valley Center, CA 92082, which is located within the Valley Center Community Planning Area, an unincorporated portion of San Diego County.

12. Brecht Wireless Telecommunications Facility; Major Use Permit P07-014; Valley Center Community Plan Area (Lubich)

The project requests a Major Use Permit to expand and upgrade an existing unmanned wireless telecommunications facility. This permit supersedes Minor Use Permit ZAP94-009. The project consists of replacing three (3) roof-mounted whip antennas with six (6) panel antennas mounted behind a Radio Frequency transparent screen which surrounds a faux chimney on the roof of the existing single-family residence. The faux chimney will be painted and textured to match the existing residence. The project also consists of replacing an existing equipment shelter with a new 12' x 20' x 13'11" custom-built equipment shelter. The site is subject to the Estate Development Area (EDA) General Plan Regional Category, and the (17) Estate Residential Land Use Designation. Zoning for the site is A70, Limited Agriculture. The project site is located at 14105 Calle De Vista, Valley Center, CA 92082, which is located within the Valley Center Community Plan Area, an unincorporated portion of San Diego County.

13. County Counsel's Quarterly Report (Taylor)

County Counsel's quarterly report to the Commission on legal developments in Planning and Land Use, covering the period from July through September, 2008.

Administrative Agenda Items**G. Director's Report**

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

H. Report on actions of Planning Commission's Subcommittees.**I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.****J. Discussion of correspondence received by Planning Commission.****K. Scheduled Meetings.**

December 19, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 9, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 8, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 22, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcountry.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)

Environmental Determinations*

Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.